

FOR SALE / LEASE RENNER PROFESSIONAL PLAZA

3205 Talon Dr. Richardson, TX 75082



PROPERTY DESCRIPTION

Welcome to the epitome of versatile office space! This 5,003 SF office property in Richardson, Texas, is a remarkable opportunity for businesses seeking a dynamic and adaptable workspace and is available for sale or for lease. Location is key, and this property is strategically positioned within the Renner Professional Plaza. Richardson is renowned for its thriving business community and skilled workforce. With easy access to major highways, your organization will benefit from enhanced accessibility for clients and employees throughout the Dallas-Fort Worth metroplex. As you step into the property, a bright, open reception area welcomes you. The reception area is aesthetically pleasing and highly functional, making it the ideal space to greet clients and visitors, manage incoming calls, and ensure a warm and inviting atmosphere. The highlight of this property lies in its private offices and expansive multi-purpose workspace areas. These spaces offer versatility, accommodating a variety of work styles and functions, and are ideal for team meetings, brainstorming sessions, client presentations, or any other collaborative activities essential to your business. The combination of functional design, versatile workspaces, and a prime location within the established Renner Professional Plaza make it an ideal choice for a multitude of business types. Whether you're a startup seeking room to grow or an established corporation looking to expand, this property offers the perfect canvas for your business. Contact us today to schedule a tour of this remarkable property. Buyer to verify all information.

OFFERING SUMMARY

Sale Price:	\$1,595,000
Lease Rate:	\$26.00 SF/yr + \$6.65 SF/yr (NNN)
Available SF:	5,003 SF
Lot Size:	279,306 SF
Building Size:	5,003 SF
Zoning:	IM-2 (City of Richardson)
APN:	R-9136-000-0070-1

Angela Harwell, CCIM, RENE, PSA, Commercial Realtor
214 578 0087

Jose Duarte, CCIM
972 885 8180



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PROPERTY HIGHLIGHTS

- Approx. 5,003 square feet with collaborative work spaces, kitchen, private offices, fire sprinklers, on-site surface parking, and monument signage available
- Convenient, accessible location east of PGBT and US-75, on the north side of Renner Road, across from Methodist Richardson Medical Center.
- Zoning IM-2, City of Richardson
- Ideal for office, lab, call center, R&D, and many other business uses
- Ample parking on-site
- Available for sale \$1,750,000
- Available for lease \$26 PSF/yr + NNN expenses estimated at \$6.65 PSF/Yr
- Property website:
<https://buildout.com/website/3205talondr>
- Buyer to verify all information. Appointment required for tours.



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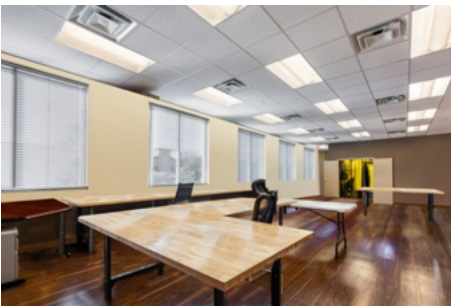
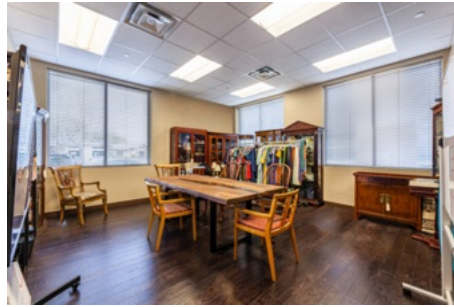
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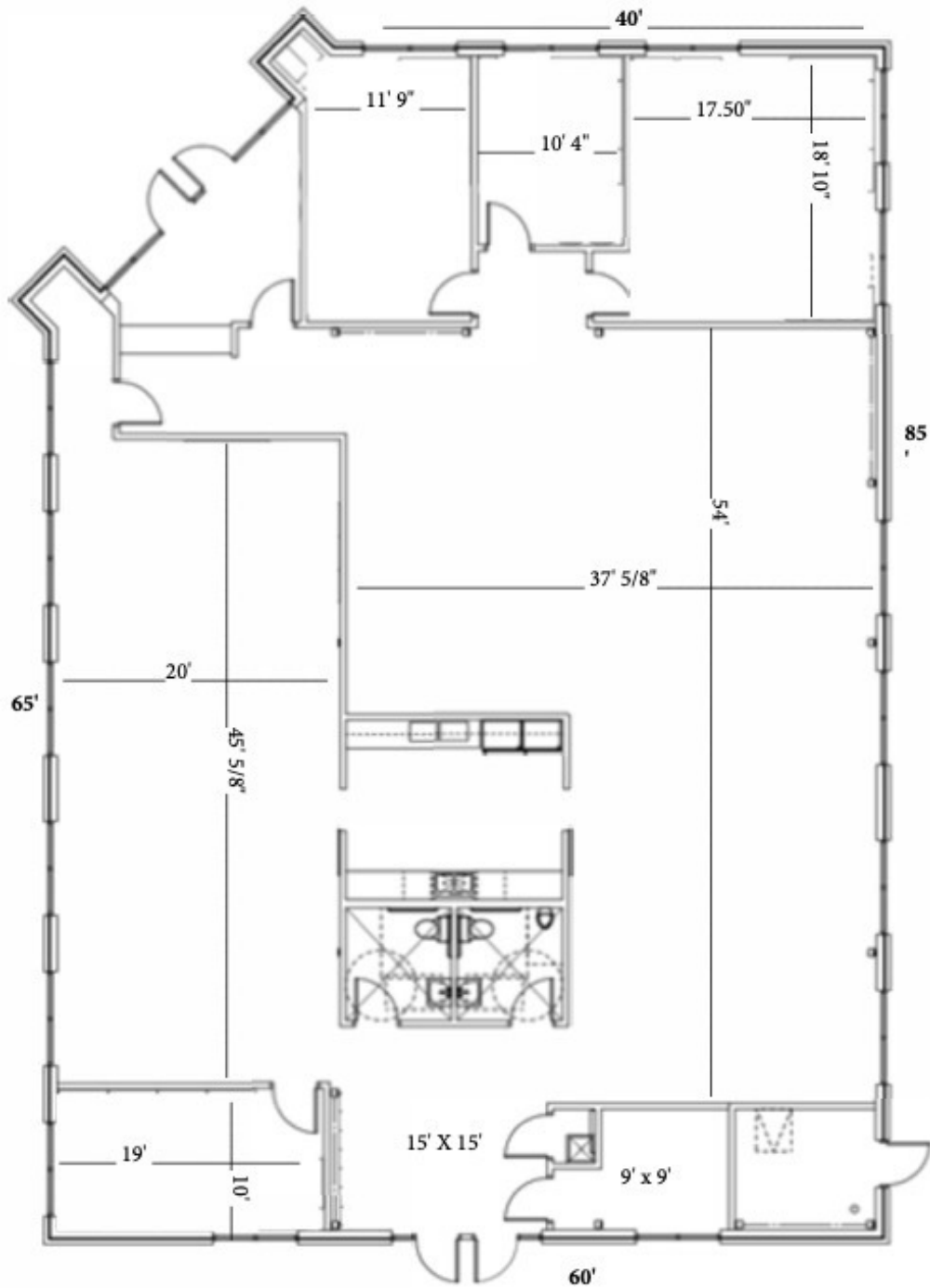


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(Not to Scale)



Floorplan

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LOCATION OVERVIEW

Located in Renner Professional Plaza, east of PGBT, on the north side of Renner Road, across from Methodist Richardson Medical Center.

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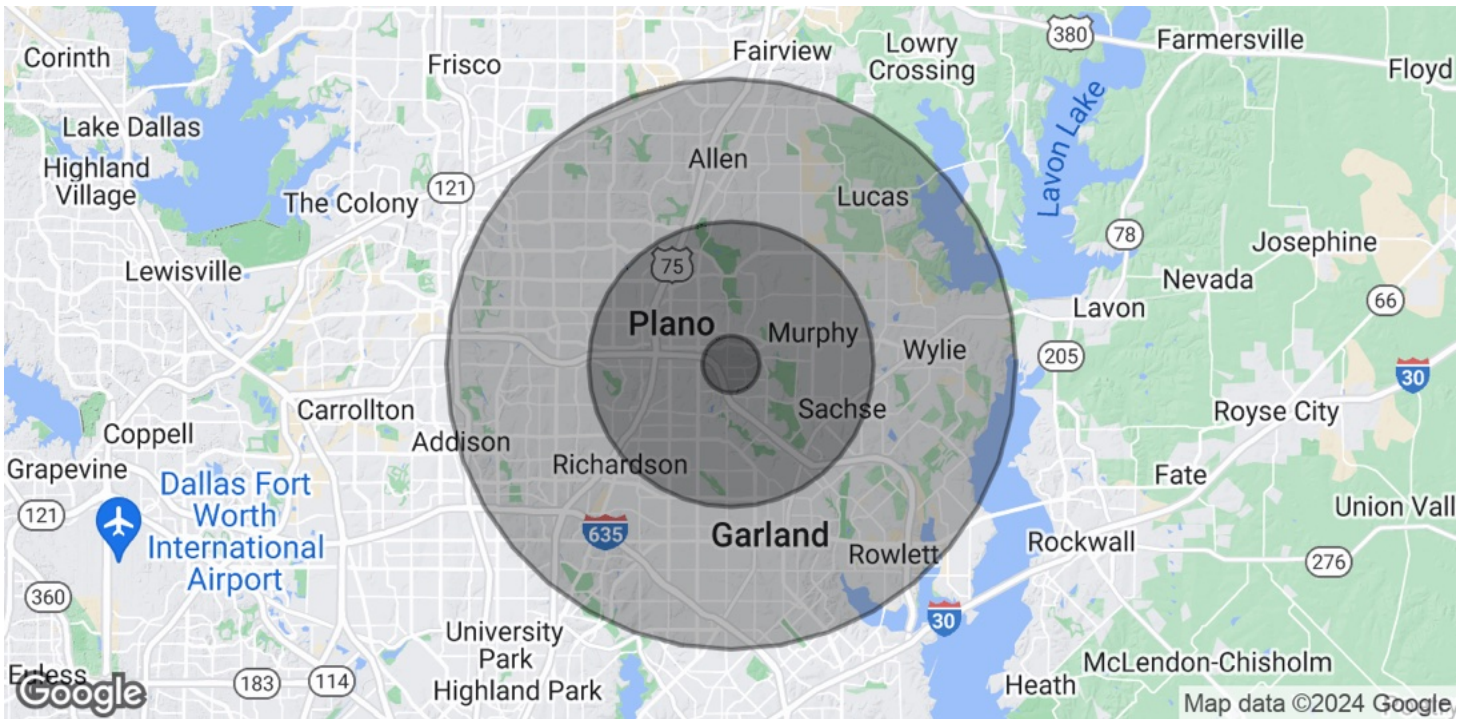
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9,025	266,335	1,123,830
Average Age	37.4	38.7	37.6
Average Age (Male)	34.1	37.7	36.7
Average Age (Female)	40.9	39.9	38.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,481	96,566	436,665
# of Persons per HH	2.6	2.8	2.6
Average HH Income	\$126,875	\$102,547	\$102,465
Average House Value	\$311,704	\$252,102	\$263,293

2020 American Community Survey (ACS)

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